

LOT 1 & N'LY 20 FT OF LOT 2
IN OR 2171/1671
FIRST COAST ESTATES PB 5/205

O'BRIEN REAL ESTATE HOLDING LLC
1844 HIGHLAND DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-127A-0001-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 60
Exterior Wall	17 CB STUCCO 40
Roof Structure	04 WOOD TRUSS 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	15 HARDTILE 40
Ceiling	01 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	15 100
Frame	02 WOOD FRAME 100
Story Height	9 100
RMS	17 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	1720 MEDICAL OFFICE

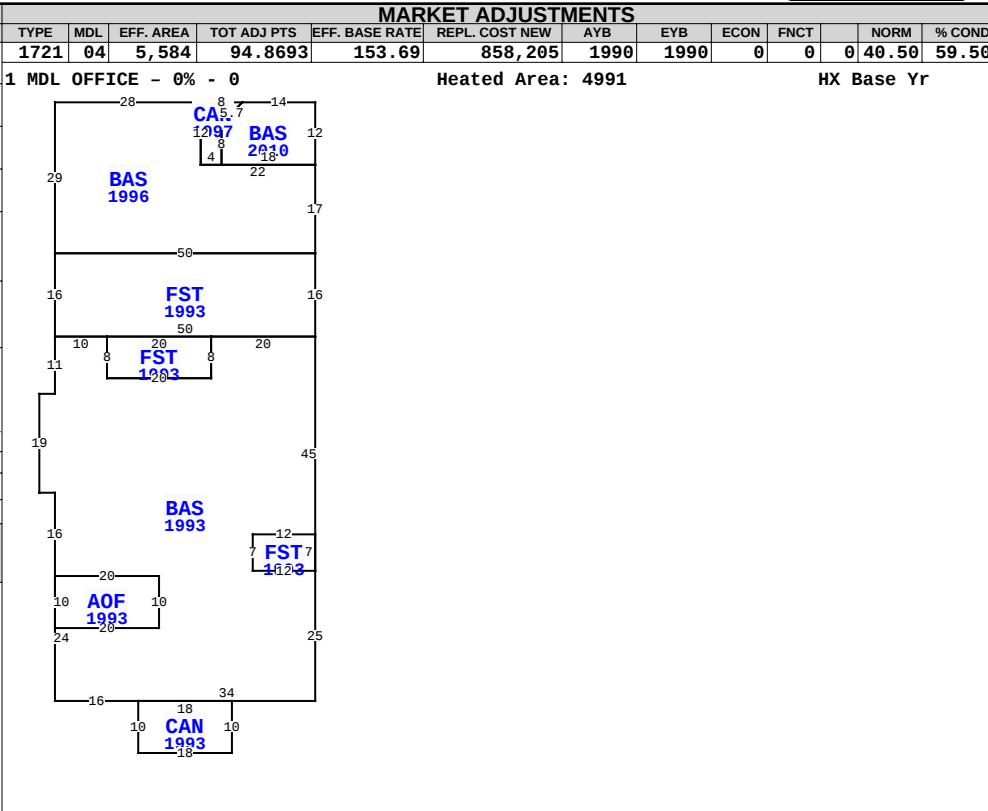
MAP NUM	MKT AREA	01
NEIGHBORHOOD/LOC 2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	200	100	200	18,289
BAS	3,397	100	3,397	310,641
BAS	1,186	100	1,186	108,454
BAS	208	100	208	19,021
CAN	180	30	54	4,938
CAN	56	30	17	1,555
FST	84	50	42	3,841
FST	160	50	80	7,316
FST	800	50	400	36,578

TOTALS	6,271	5,584	510,632
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	0	0	0	14,182.00	SF	4.00	4.00	
2	0400	CONC CURB	0	0	0	0	36.00	LF	15.00	15.00	
3	0443	STK FNC 6'	0	0	0	0	215.00	LF	10.00	10.00	
4	0446	BOX FNC 6'	0	0	0	0	13.00	LF	20.00	20.00	
5	0446	BOX FNC 6'	0	0	0	0	177.00	LF	20.00	20.00	
6	0811	CONCRETE B	0	0	0	0	811.00	SF	5.20	5.20	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	001901	C	MEDICAL OF	0	0003	C-1	142.00	300.00	42,600.00	SF	



1868 S 14TH ST, FERNANDINA BEACH	BLD DATE 01/13/2022	KK	LGL DATE	
	XF DATE 01/13/2022	KK	LAND DATE	01/13/2022
	INC DATE		AG DATE	

TOTAL OB/XF											
38,346											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		510,632	
TOTAL MARKET OB/XF VALUE		38,346	
TOTAL LAND VALUE - MARKET		426,000	
TOTAL MARKET VALUE		974,978	
SOH/AGL Deduction		253,672	
ASSESSED VALUE		721,306	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		721,306	
TOTAL JUST VALUE		974,978	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,000,363	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150882	REMODEL	2,000	04/23/2015
20150830	REMODEL	500	04/17/2015
20141383	REPAIR/RRF	11,000	06/26/2014
20101028	H/AC	5,400	06/22/2010
9678-B	ADDITION	56,000	03/15/1996
5742B	NEW CONSTR	250,000	01/05/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2171/1671	11/20/2017	QC	U	I	11
GRANTOR: O'BRIEN JAMES M & TIN					
GRANTEE: O'BRIEN REAL ESTATE					
0567/0311	4/07/1989	WD	Q	V	
GRANTOR: BRANDON & LANE					
GRANTEE: O'BRIEN JAMES M					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FST=[YR=1993] W50 S16 BAS=[YR=1993] S11 W3 S19 E3 S16											
AOF=[YR=1993] E20 S10 W20 N10 S \$24 E16 CAN=[YR=1993] S10 E18											
N10 W18 \$ E34 N25 FST=[YR=1993] N7 W12 S7 E12 \$ N45 W20											
FST=[YR=1993] W20 S8 E20 N8 \$ S8 W20 N8 W10 \$ E50 N16 \$											
BAS=[YR=1996] N17 BAS=[YR=2010] N12 W14 CAN=[YR=1997] W8 S12											
E4 N8 U4 R4 \$ D4 L4 S8 E18 \$ W22 N12 W28 S29 E50 \$.											